| 144.0 | 0001 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 845,800 / 845,800 |
| | | | | | USE VALUE: | 845,800 / 845,800 |
| | | | | | ASSESSED: | 845,800 / 845,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 129 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | HUTCHINSON LLOYD M | |
| Owner 2: | TANG KATHERINE M | |
| Owner 3: | | |
| Street 1: | 129 NEWPORT ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02476 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DOLAN DAVID C/LIFE ESTATE - |
| Owner 2: | - |
| Street 1: | 129 NEWPORT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,617 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1508 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4617.000 | 395,300 | 3,700 | 446,800 | 845,800 |
| Total Card | 0.106 | 395,300 | 3,700 | 446,800 | 845,800 |
| Total Parcel | 0.106 | 395,300 | 3,700 | 446,800 | 845,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 560.88 | /Parcel: 560.8

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 395,300 | 3700 | 4,617. | 446,800 | 845,800 | 845,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 302,300 | 3700 | 4,617. | 418,900 | 724,900 | 724,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 302,300 | 3700 | 4,617. | 346,300 | 652,300 | 652,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 302,300 | 3700 | 4,617. | 318,400 | 624,400 | 624,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 302,300 | 3700 | 4,617. | 290,400 | 596,400 | 596,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 281,200 | 3700 | 4,617. | 284,800 | 569,700 | 569,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 281,200 | 3700 | 4,617. | 264,700 | 549,600 | 549,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 281,200 | 3700 | 4,617. | 251,900 | 536,800 | 536,800 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11185

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DOLAN DAVID C/L | 43805-299 | | 9/29/2004 | | 473,400 | No | No | | |
| DOLAN DAVID C | 35929-290 | | 7/19/2002 | Family | 99 | No | No | | |
| | 9001-421 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/29/2012 | 1082 | Renovate | 19,930 | C | | | | 2ND FLOOR BEDROOM |
| 5/1/2012 | 553 | Porch | 72,745 | | | | | ENCLOSE PART OF OF |
| 5/13/2010 | 432 | Redo Kit | 156,000 | | | | | NEW DECK & REDO 2N |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/16/2017 | MEAS&NOTICE | HS | Hanne S |
| 6/21/2012 | Info Fm Prmt | BR | B Rossignol |
| 11/11/2008 | Meas/Inspect | 336 | PATRIOT |
| 1/19/2005 | MLS | MM | Mary M |
| 11/15/1999 | Meas/Inspect | 153 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## User Acct

93561

## GIS Ref

## GIS Ref

## Insp Date

12/16/17

!11185!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:23:06 |

## LAST REV

| Date | Time |
|---|---|
| 03/22/18 | 11:06:56 |

apro

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 93561 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4617 | | Sq. Ft. | Site | | 0 | 80. | 1.21 | 9 | | | | | | | | | 446,807 | | | | | | 446,800 | |

Total AC/HA: 0.10599 | Total SF/SM: 4617 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 446,807 | Spl Credit | Total: 446,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 0 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.34628642 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 174.982 |
| Other Features: | 89250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 414317 |
| Depreciation: | 19059 |
| Depreciated Total: | 395258 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 3 | | Baths: 1 | | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

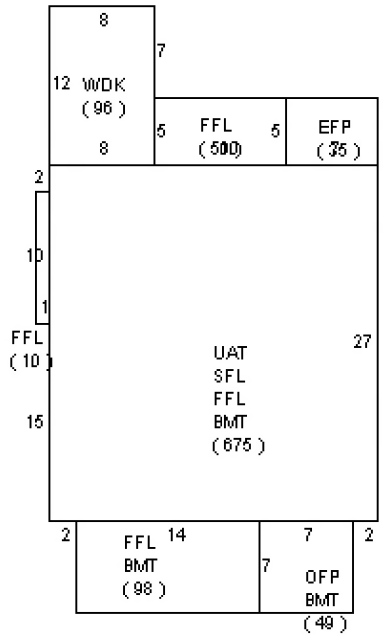
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 174.98 |
| Special Features: | 0 | Val/Su Net: | 147.56 |
| Final Total: | 395300 | Val/Su SzAd | 262.14 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 833 | 174.980 | 145,760 |
| BMT | Basement | 822 | 52.490 | 43,151 |
| SFL | Second Floor | 675 | 174.980 | 118,113 |
| UAT | Upper Attic | 169 | 69.990 | 11,811 |
| WDK | Deck | 96 | 16.000 | 1,536 |
| OFP | Open Porch | 49 | 43.990 | 2,156 |
| EFP | Enclos Porch | 35 | 72.590 | 2,540 |
| | Net Sketched Area: | 2,679 | Total: | 325,067 |
| Size Ad | 1508 | Gross Are | 3185 | FinArea 1508 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

144.0-0001-0006.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1927 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 |

| More: | N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: | 3,700 |
|---|---|---|---|---|---|---|---|